

THE REAL ESTATE MARKET

A FINE PEARL STREET SITE BOUGHT FOR IMPROVEMENT.

Jules Irving Lehman Sohn His Town Residence in West Sixty-sixth Street Hageman & Co. Close a \$500,000 Lease for a Fifth Avenue Corner.

A large volume of trading was reported yesterday. It was distributed and affected a considerable variety of property. There was a demand for private dwellings. A number of valuable sites were bought for improvement with mercantile buildings. Plans were filed for a large amount of construction work, including an \$800,000 apartment house, which is to go up at Riverside Drive and 100th street, and a \$250,000 apartment house which is to be erected at Broadway and 105th street.

Hageman & Co., the druggists, it was reported yesterday, are the buyers of the leased lease of Chester Billings & Co. to store at the southeast corner of Fifth avenue and Thirty-fourth street, for four years at an aggregate sum of \$450,000. The Hegeman company also takes over the lease of the Automobile Apparel Show on the store adjoining on Thirty-fourth street.

Private Sales.

SIXTY-NINTH STREET—Lawrence A. Smith has sold for Frederick Straus a penthouse for occupancy No. 31 West Sixty-ninth street, a four story dwelling.

BUICK STREET—Pope & Kilian, in connection with William C. Lester, have sold for Clarence C. Dickenson No. 429 West 127th street, a five story American house, 100 feet wide, 184' 10" deep to the Bally Company.

TWENTY-FOURTH STREET—Adolph Hirsch & Co. have sold for Marcus Koenig and Joseph Dunn respectively, Nos. 10 and 12 Twenty-fourth street, three-story three story and basement tenements, on plot 30385, between First and Second avenues. The buyer, a Mr. Koenig, will improve the plot with a modern building.

TWENTY-SECOND STREET—James N. Wells & Sons have sold for the estate of Josephine L. Wells to a Mr. Montgomery Koenig and Joseph Dunn respectively, Nos. 10 and 12 Twenty-second street, three-story three story and basement tenements, on plot 30385, between First and Second avenues. The buyer, a Mr. Koenig, will improve the plot with a modern building.

FIFTH AVENUE—The sons of James N. Wells & Sons have sold for the estate of Josephine L. Wells to a Mr. Montgomery Koenig and Joseph Dunn respectively, Nos. 10 and 12 Fifth Avenue, two-story three story and basement tenements, on plot 30385, between First and Second avenues. The buyer, a Mr. Koenig, will improve the plot with a modern building.

THIRTY-FIRST STREET—James N. Wells & Sons have sold for the estate of Josephine L. Wells to a Mr. Montgomery Koenig and Joseph Dunn respectively, Nos. 10 and 12 Thirty-first street, three-story three story and basement tenements, on plot 30385, between First and Second avenues. The buyer, a Mr. Koenig, will improve the plot with a modern building.

THIRTY-SEVENTH STREET—Mrs. Theodore Salinger has sold No. 10 West Fifty-seventh street, a five story dwelling on plot 5 between Fifth and Sixth avenues. The property was held at \$150,000.

PEACE STREET—Mr. Charles J. Niles has sold No. 10 West Fifty-eighth street, a plot size between Eighth and Eleventh streets. The Joel W. Mason estate holds No. 10 West Fifty-eighth street, a three-story three story and basement tenement, on plot 30385, between First and Second avenues. The buyer, a Mr. Koenig, will improve the plot with a modern building.

PEACE STREET—William S. Edgar has sold No. 12 East Seventy-seventh street, a three-story three story and basement high stoop dwelling on lot 10305. The purchaser will improve the property.

WEST END AVENUE—Mrs. James E. Ferguson has sold No. 85 West End and avenged a three-story three story and basement stone dwelling on lot 2028, near 10th street.

METROPOLITAN ELECTS NEW OFFICERS.

At a recent meeting of the directors of the Metropolitan Life Insurance Company George Haven Warren was elected a director to succeed the late D. O. Mills, and George J. Haven, Jr. was appointed to the office of Vice President. Mr. Haven's father was president of the Opera House Company from the date of its organization to the time of his death.

BUILDING NEWS.

Plans have been filed with Building Superintendent Miller for a twelve-story fireproof apartment house to contain thirty-eight suites of apartments and restricted to insure proper development: street paved, parapet in center, water gas, electric, sewer, trash building, sidewalk, driveway, etc. For particulars apply to FRANK BROWN, General Manager, 105 Broad St., Newark.

FOR LEASE—William S. Edgar has sold No. 12 East Seventy-seventh street, a three-story three story and basement high stoop dwelling on lot 10305. The purchaser will improve the property.

WEST END AVENUE—Mrs. James E. Ferguson has sold No. 85 West End and avenged a three-story three story and basement stone dwelling on lot 2028, near 10th street.

SIXTY-NINTH STREET—Frederick W. Herk has sold No. 112 East Sixty-ninth street, a three-story three story and basement brownstone fronting on lot 10305, between Park and Lexington avenues. The S. Brown Company negotiated the sale.

SIXTY-EIGHTH STREET—Ed. J. Phillips has sold No. 106 West Forty-second street, a three-story one-half story Victorian house, on plot 10305, near 10th street. The buyer, a Mr. Koenig, will improve the property.

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TWENTY-THIRD STREET—The American Steamship Company has sold its building on No. 125 East Twenty-eighth street for \$30,000. The buyer is a client of George Higgins, architect, who is erecting a three-story building on lot 10305, spanning the southwest corner of Lexington Avenue. The Geneva Society will probably consolidate with the Columbia as the oldest writers of annuities in the city.

BUICK STREET—Pope & Bros. have sold No. 105 West End and avenged a three-story three story and basement high stoop dwelling on lot 10305. The buyer will improve the property.

BUICK AVENUE—Clement H. Smith has sold for a client two lots on the east side of Hughes Avenue, 100 feet south of Columbia Avenue.

CANTON AVENUE—John A. Steinmeyer has sold for the L. W. Devine Company to F. H. Boyd No. 1027 Clinton Avenue, a four-story double bay, on plot 437, between Canton and Franklin streets.

BUICK AVENUE—Charlotte Blumenthal has sold to Leo Levinson a plot on Franklin Avenue, west side, 341' 11 feet long, 40' wide, for \$30,000.

BUICK AVENUE—Joseph P. Dwyer has sold No. 106 West End and Teller avenues, facing Harrison Street, a building for immediate investment.

BUICK AVENUE—The Rosalie Realty Company has sold No. 305 Villa Avenue, No. 103, to Angelo Filomeno for \$10,000. The Villa Avenue, a lot 10305, to Giuseppe Castaldi for \$4,000.

Yesterday's Auction Sales.

BY RUTAN L. KENNELL.

Chambers Street, No. 108, north side, 51' 10 feet west of Washington street, 20' 6 1/2" wide, 11' 10" high, 30' 6" deep, three-story three story and four-story building, voluntary sale. No. 108 Chambers Street to Robert J. Hamilton for \$35,000, plus \$10,000 on Washington street to William Petersfield.

BUICK AVENUE—No. 106, north side, 51' 10 feet west of Lexington Avenue, 20' 6 1/2" wide, four-story three story and basement dwelling, voluntary sale to George Higgins, deceased, estate of V. Hamilton Higgins, deceased, \$25,500.

BUICK AVENUE—No. 106, north side, 51' 10 feet west of Lexington Avenue, 20' 6 1/2" wide, four-story three story and basement dwelling, voluntary sale to George Higgins, deceased, estate of V. Hamilton Higgins, deceased, \$25,500.

BUICK AVENUE—The Yonkers Realty Company have sold for John Carr to Anna M. Brennan a residence, on lot 10305, between Franklin and Harrison, two families of which will be occupied by the buyer.

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